

APPENDIX 3

Letter from Welsh Assembly Government's Head of Land Reclamation dated
8th October 2009.



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

D. Whetter
Senior Engineering Manager
Caerphilly County Borough Council
Engineering Division
Civic Centre
Pontllanfraith
NP12 2YW

Our Ref: L091005 SLS/ES
6 October 2009

Dear David,

Bedwas Colliery Reclamation Scheme

I thank you for informing me of the outcome of the Council's deliberations on the LDP allocation for this site.

The adoption of a development use for the site will be beneficial in providing clarity to the private landowner and will also establish a context for the land reclamation grant funding. I am aware from our discussions that the company are in the process of considering their proposals for the site and that you expect an update from them in the near future on this subject. It will be appropriate that we meet when this is received.

In the meantime, I understand that the Council wish to receive advice on our position with regard to funding for the project. We have discussed this on numerous occasions and I can re-affirm that funding allocations are considered on an annual basis in accord with regeneration and spatial objectives of the Welsh Assembly Government and with available resources.

While I can confirm that this project has been identified for future funding (as a continuation of the £1m grant already expended), you will appreciate that it is difficult to be specific about when funding will be available prior to an agreed scheme being adopted. This agreed scheme will need to take into account the private owner's interests and aspirations. In view of the expected submission from the landowner, it would seem appropriate to defer consideration at this time.

I would also advise you that questions with regard to funding commitments have been raised by a member of the public in a FOI request. The message given in response to this will be along the same line as that set-out above.

Yours sincerely,

Steve L Smith
Head of Land Reclamation

Caerphilly/bedwas/bedwas colliery/L091005 D Whetter funding



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APPENDIX 4

Hyder Consulting - Ecological Walkover Survey (April 2002), and Specialist Ecological Studies (October 2002) – Extracts

Caerphilly County Borough Council

Bedwas Colliery Reclamation Scheme.

Ecological Walkover Survey

April 2002

NE02113/D1/1

Hyder 
Consulting

4 Recommendations for further survey

4.1 Bat survey

A bat survey is recommended to check the potential roosting locations and structures that have been identified during the walk-over survey.

A bat activity survey is also recommended to confirm the value of the habitats that were considered likely to be of value as bat foraging habitat or flyways.

4.2 Badger survey

Following the identification of Badger field signs on site, a further survey of all areas of scrub, hedges and Bracken is recommended to determine whether any setts are present. It should be noted that because of the abundance of dense scrub and Bracken a thorough Badger survey is likely to be quite time-consuming. Badger surveys can be carried out throughout the year, but the work is best carried out during spring and autumn when territorial activity is at its peak and dense grass cover does not obscure field signs.

4.3 Otter / Water Vole survey

The River Rhymney at the south of the site supports habitat which was considered highly suitable for Otters. Otters have also been recorded on the river nearby and it is likely that that they use the floodplain and adjacent scrub from time to time. The Red Brook west of Graig-y-Rhacca also appeared to have some potential for Otters. A follow-up survey is recommended to search for signs of Otters in these areas and to identify any actual or potential breeding sites or lying up sites that may constitute a constraint to possible development. Otter behaviour varies through the year so survey work should ideally be carried out at intervals over several seasons.

The same sites with potential for Otters should also be surveyed for Water Voles. The tall herb community beside the stream in the floodplain is the habitat most likely to support them if they are present. Water Vole surveys should ideally be carried out between May and September.

4.4 Dormouse survey

The presence of several old Hazel hedges provides a habitat with potential to support Dormice. The survey would involve searching for Hazelnuts which have been eaten by Dormice, leaving a characteristically chewed opening. Such a survey would be best undertaken during the autumn or winter when fresh Hazel nuts are most easily found.

4.5 Bryophyte survey

Several habitats were found that have the potential to support uncommon species of Bryophytes. These include cliffs beside the quarry pool, rock outcrops beside some of the drainage channels and an area of marshy grassland. It is recommended that a specialist

survey is carried out in these areas to identify whether any significant species are present. Bryophyte surveys can be carried out through the year.

Caerphilly County Borough Council

Bedwas Colliery Reclamation Scheme.

Specialist Ecological Studies

October 2002

NE02113/D2/1

Hyder 
Consulting

14 Summary

This section summarises the findings of the various ecological studies, and evaluates the nature conservation value of the different parts of the site.

The following table summarises the main findings from the studies carried out.

Table 30. Summary of survey findings

Survey	Summary/ Constraints identified
Plants	<p>Most habitats support only common plant species, although a few plants were identified that are considered to be locally uncommon.</p> <p>Most species of bryophytes recorded are common species. Lower plants are not considered to be a constraint to development.</p> <p>The habitats associated with the tips and former colliery buildings are not considered to be of high botanical value. There are some unimproved/ semi-improved grasslands of moderate diversity, particularly in the north and east of the site. The river flood-plain also supports moderate botanical diversity.</p> <p>There are few hedges on the site, but some of them were identified as 'important' using the ecological criteria from the Hedgerow Regulations.</p> <p>Several potentially invasive alien plants have been noted in the river floodplain: namely, Japanese Knotweed and Indian Balsam. New Zealand Stonecrop is also present in the floodplain, but just outside the boundary of the study area. Any future development should be careful to avoid any spread of these species.</p>
Invertebrates	<p>The site supports a good range of invertebrates, including several typically associated with coal spoil tips.</p> <p>Of the groups studied, only a few species were uncommon. The most significant species include the BAP priority species Double-line Moth, and several other locally uncommon moths. Retaining or creating a range of habitats suitable for a good diversity of invertebrates is recommended.</p>
Amphibians	<p>Amphibians recorded during the survey include Common Frog, Common Toad and Palmate Newt. They do not represent a significant constraint to future development, although incorporating amphibian habitats into any new development is recommended. Translocation of amphibians from the existing colonies to new or retained ponds before construction is also suggested.</p> <p>No Great Crested Newts were found, and this species is very unlikely to occur.</p>
Reptiles	<p>Reptiles found on the site include Slow Worm, Common Lizard and Grass Snake. Adders are considered likely to occur in the northern half, but probably not in large numbers. Several areas, mainly at the edges of the site, have been identified as being good potential habitat for reptiles, but it was not possible to confirm any hibernation sites. Reptiles are protected species and measures to minimise impacts on them should be developed in any future plans for the site.</p>
Birds	<p>All parts of the study area are used by birds. No specially protected species were found, but several species included in the RSPB's list of 'Birds of Conservation Concern' are present. The highest densities of birds occurs in the scrub habitats in the southern half of the site. The northern half has a good range of typical upland breeding birds, although these are only at a low density on the coal spoil areas.</p> <p>Measures must be taken to avoid damage or disturbance to birds nests during the planning of any future development on the site. Retention or enhancement of habitats for birds is also strongly recommended.</p>

Badgers	Badger activity is evident through much of the site, and 4 setts are present. Badgers are protected animals and it is recommended that these setts should be retained where possible, or otherwise only disturbed, excluded or destroyed under a licence from the Countryside Council for Wales. The main feeding habitat for Badgers is likely to be the grazed pasture outside the study area, that would not be affected by future plans for the colliery site. Regularly used Badger pathways may need to be taken into account in the design of roads constructed on the site.
Bats	No bat roosts were confirmed on the site, but many trees were found that supported cavities potentially suitable for bats. It is recommended that these trees be retained if possible. Mitigation measures would be dependent upon the final scheme design, but a further check of any trees that have to be removed is recommended. The results of the further survey would confirm any licence requirements and allow mitigation to be determined. At least four species of bats use the study area for feeding and commuting through. Several areas of particular importance were identified, and it is recommended that these be accommodated within the future design for the site if possible. The most important feeding areas are the woodland in the western central part of the site, and the river Rhymney, with the other scrub areas in the southern part of the study area also being used regularly.
Otters/ Water Voles	Otters are known to use the River Rhymney in this locality, although no signs were confirmed during the present study. The woodland in the river floodplain is a potential resting place for Otters, and this should be considered in the future design for the area. Future design should also consider means of minimising the risk to Otters crossing roads through the area. No evidence of Water Voles was found, and this species is not a constraint to future development.
Dormice	No evidence of Dormice was found, and this species is not a constraint to future development.

The main ecological constraints to future development have been summarised in Figure 15. It must be noted that some likely constraints (e.g. reptiles and nesting birds) have the potential to occur in almost any part of the site, and not just those specifically identified in the plan. Figure 15 is based on an overview of all of the different surveys, in addition to the desk study information listing the SINC sites. The assessment of ecological importance of the various components of the site has been based on the draft best practice guidance from the Institute of Ecology and Environmental Management (IEEM) (Regini, 2000). The criteria are summarised in Table 31.

APPENDIX 5

Relevant Correspondence on Health Related Issues.

To whom it may concern

Maesyrfaf,
White Hart,
Machen,
CAERFFILI.
20 -4- 08

Dear Sirs

I have been requested to air my opinions on the benefits that the existence of a Country Park could provide for our local community, and thus, contribute my support to the proposers of the idea of the provision of such a park in the vicinity of Bedwas and Trethomas. I have no doubt that such an idea would have great support from others, not least from the local health care professionals in the area, but also from the local population, who, at last, could find themselves within reach of an important amenity, without needing to clamber into motorised transport. We have long promoted the idea of exercise as a part of healthy living, be it vigorous as in organised sport or even social occasions. The provision of the Sustrans Cycle Path Network has been a great boon to many people, be they pedalling away, or merely walking at the appropriate speed necessary to benefit the circulation and the airways.

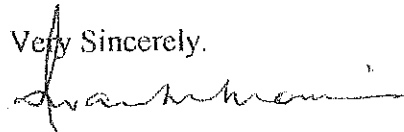
However, despite considerable encouragement, there are still a large number of oversized individuals who spend a large amount of their lives getting larger and less mobile, and also there are those with all kinds of excuses as to why they could not even contemplate making the effort to improve their fitness. It has been found that the presence of such amenities as country parks in other parts of the country, and indeed, county, does have attractions for such individuals, and that having had such places made available, a fair few take advantage of them. In the course of my travels, I notice that a great number of these parks are on reclaimed lands, as in Bryn Bach Park and Blaenafon, where the very effective developments have reawakened the land into a new attractiveness.

The most appropriate site in this locality is the derelict land situated above Trethomas and Bedwas, where once the pit and British Benzole works flourished. This is crying out for some form of amenity development. A large number of us do take advantage of the existing tracks, not all officially open to the public, that crisscross the area. That area is large, and would certainly be sufficient for what is necessary for a Country Park, and could adequately serve the need of the populations of Bedwas, Trethomas and Graig y Rhacca as well as visitors to what would be a regenerated amenity of great beauty.

I am sure that the area has been considered for housing, being that it is not likely ever to return to its previous industrial state, despite the contemporary increased search for fuels. A sensible degree of housing could be considered as well as the Country Park. However, more and more concrete means less and less greenery, and in these carbon conscious days, such a fact also has to be considered, especially in view of the gargantuan housing development projected for the flood plain a mile or so to the East that will forever change the nature of the surrounding community, possibly for the worse. So, is such housing really a necessity?

My belief is that the development of a Country Park in the said area would be the preferred option, and I have no hesitation in offering my support to the group that are trying to promote the idea for the benefit of the community at large.

Yours Very Sincerely,



Dr I. Morris (retired local GP)



Dr. Sriram Rao M.B. F.R.C.S.

General Practitioner

46, Sunningdale, Caerphilly, CF83 1BB, S.Wales U.K.

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12 April 2008

I have been approached by Trethomas Conservation Group to look into the health aspects of having a Country park for the residents of the Caerphilly Basin.

Caerphilly Borough has one of the highest incidence and prevalence of diseases which are due to or made worse by physical inactivity. One in five people in Caerphilly are obese and double these numbers are overweight. This borough also has one of the highest numbers of people with Cardiovascular disease, stroke and Type II Diabetes Mellitus. These conditions are made worse by physical inactivity. On the contrary, simple measures like changing to healthy lifestyles which includes walking can go a long way in preventing morbidity and mortality from these conditions.

Caerphilly borough also harbours a significantly high proportion of people with mental health problems. These are the statistics obtained from the Healthcare, social well being strategy document published by the Caerphilly Local Health Board.

The Welsh Assembly Government's Public Health document emphasises the importance of healthy life styles in the prevention of the Cardiovascular diseases, Respiratory Diseases, Type 2 Diabetes and the Obesity epidemic. The document Health Challenge Wales emphasises the importance of physical activity as one of the most important cornerstone of public health to reduce the morbidity and mortality associated the diseases mentioned as above. Walking the way to health explains how brisk walking will improve the physical, mental and social well being of an individual.

The population in the north of the Caerphilly borough are well served by a few country parks. But there is no such facility for population in the South of the borough.



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With high levels of social deprivation and health inequalities, few individuals have the necessary finances to travel to different areas for physical activity/recreation. It is more than likely they can use or encouraged to use if facilities are available by their doorstep.

The south of the Borough with its proximity to Capital City of Cardiff and the buzzing city of Newport has seen a tremendous amount of growth of new estates and new buildings in every nook and corner. But there is not much of infrastructure development for healthy living to support this amount of population explosion.

The development of a Country park in the old Colliery site at Bedwas will go a long way in improving the physical, mental and social well being of this community.

The Collieries have been the lifeline of the population of Wales. Since the mines have closed, it is appropriate to develop these areas into development of local importance to improve the health of the community. This is the most appropriate way to show our gratitude and homage to those thousands of miners who gave their sweat, blood and even the most ultimate price their lives for the development of this borough in the not too distant past.

It is also appropriate to provide an area where pockets of fresh and unpolluted air is available as Caerphilly has the highest amounts of death due to respiratory problems in particular Chronic Lung disease, Emphysema and bronchitis. This will also contain the tremendous increase in the number of people who suffer from asthma. This will also pay tribute to the thousands of miners who spend their lives in the smallest confine of spaces breathing dust and polluted air and suffered/suffering the consequences of polluted atmosphere all their lives.

As the council is the representative of both the local people and Welsh Assembly Government, I humbly request you members of the council both the elected and the executive group to deeply consider the wishes of the local people and in particular the exemplary work of the Conservation Group. This proposal has been wholeheartedly supported by the Ramblers Association, Sustrans etc.,



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This is an example of where local people voluntary organisations, private bodies coming together to help a local cause for healthy regeneration and development. This is in line with the WAG policy of building bridges across different parts of a community for a common goal.

I strongly feel that this proposal is entirely in agreement with the Policies regarding public health of the Welsh Assembly Government.

Please do not hesitate to contact me if you need any further information.

Yours sincerely

Dr.S.Rao

General Practitioner.

12/04/2008.

APPENDIX 6

A Report to Caerphilly CBC's Technical, Environmental and Scrutiny Committee by the Council's Director of Technical Services dated 23rd May 2000.

TECHNICAL, ENVIRONMENTAL AND HOUSING SCRUTINY COMMITTEE –
23RD MAY 2000

**SUBJECT: STRATEGY FOR REDEVELOPING THE FORMER BEDWAS
COLLIERY SITE AND ENVIRONS**

REPORT BY: DIRECTOR OF TECHNICAL SERVICES

The purpose of this report is to agree a development strategy for the after-use of an area encompassing the former Bedwas Colliery site, the tips on the adjoining hillside and areas adjacent to the proposed access road to the colliery site.

1. INTRODUCTION

- 1.1 The former Bedwas Colliery site and its associated hillside and hilltop tips is one the last remaining colliery complexes left to be reclaimed in the county borough. In order to proceed to design a comprehensive scheme to reclaim and re-grade this site the Council needs to agree its aspirations for the future use of the site. The decision made in respect of the future use will directly effect the cost of the scheme, the likely timing of the reclamation and level of de-contamination and provision of new facilities in the locality.
- 1.2 The Welsh Development Agency requires the council to agree a development strategy for the site prior to it allocating funds towards undertaking relevant feasibility studies and for the most appropriate engineering solution be developed and designed. Planning permission will need to be sought and land acquired prior to the scheme being implemented. The WDA is seeking a long term commitment to the preferred development strategy and progress being made on land acquisition prior to prioritising the scheme in its Land Reclamation Programme.
- 1.3 The interrelationships between possible development options and access options are critical, therefore it is necessary to look at a wider area than just the colliery site itself.

2. BACKGROUND

- 2.1 The colliery closed in 1984 and although the colliery buildings were cleared, a vacant, untidy pithead site and prominent colliery waste tips on the adjacent hillside remain. Both the pithead site and hillside tips are a scar on the local landscape and are of concern to local residents.
- 2.2 Whilst the Council owns the hillside and hilltop tips the remainder of the land required for the reclamation works are in several private ownership's, i.e. colliery surface, the coke works site, and other adjacent land. (see plan 1).
- 2.3 Current central government advice and the strategy which underpins the Authority's Unitary Development Plan, both promote the re-use of vacant urban land in order to reduce the pressure for 'greenfield developments'.

- 2.4 The council also acknowledges the need to reclaim the Colliery and its Tips and to remediate contaminated areas to a standard which will be appropriate for the agreed after-use.
- 2.5 Rather than seeing the site as a problem, the re-development potential of the area should be seen as offering a major opportunity for community regeneration in the Bedwas, Trethomas and Graig y Rhacca area. If planned comprehensively, reclamation and re-development could produce infrastructure and community facilities to benefit these communities.
- 2.6 The Council has no funds of its own for land reclamation and associated land acquisition costs and is entirely dependant upon WDA grant approval for such work. The WDA wishes to avoid a situation in Bedwas where they fund of a reclamation scheme which is uneconomic and unacceptable to the Council.
- 2.7 The WDA has not identified a timetable which confirms when grant aid will be available for this reclamation scheme. They acknowledge the land acquisition difficulties and the need for further investigations/studies prior to confirming a development strategy for the site. The WDA has indicated that funds are available for the further investigations /studies subject to the Council agreeing a preferred strategy. The timing of the funding for the reclamation scheme itself will depend on the progress made on land acquisition.

3. DEVELOPMENT STRATEGY OPTIONS

- 3.1 The location and the topography of the upper portion of the reclamation site (i.e. hillside and hilltop tips) provides limited after-use options. This area is only suitable for Public Open Space and/or agricultural use.
- 3.2 The after-use options only relate to the lower portion of the reclamation site, where **three options** exist:
- **Option 1** Leave reclamation of the lower portion of the site to the private sector.
 - **Option 2** Promote the reclamation of the whole of the site for Public Open Space/ agricultural use.
 - **Option 3** Promote a positive after use centred around housing, educational, commercial and leisure uses, accessed via a new link road onto A468.

Option 1

- 3.3 This option revolves around the council not positively progressing reclamation of the site. The majority of the land is in private ownership, therefore the future of the site will be determined by the aspirations of the landowners. Proposals for the site will be considered in light of the UDP and other statutory regulations. The role of the council would merely be to perform its regulatory functions in relation to environmental and planning issues relating to the site.

Advantages of Option 1

- Onus is on private sector to manage the site.
- No financial burden on the council.

- WDA have an obligation to consider private sector schemes which will achieve the same aims and objectives at less financial costs.

Disadvantage of Option 1

- The Council's role will be essentially negative, and problems associated with the site would have to be resolved by environmental and planning regulations.
- The site could remain undeveloped and unreclaimed for a long time, to the detriment of local amenity.
- The private sector has made little progress in the past 16 years. There is no proposed scheme in the 'pipeline'.
- Any development which did occur would be less likely to produce benefits to the local community.
- Private sector scheme is unlikely to be implemented until hillside and hilltop tips are reclaimed.

Option 2

- 3.4 This option revolves around designing a scheme to create land forms which would be suitable for informal public open space and a formal playing pitch. The emphasis would be on re-grading the current land profile and implementing a landscaping scheme. The hillside tips would be regraded, treated and returned to agricultural use. (see indicative plan 2). The Machen - Bedwas cycle route could be continued through the reclamation site.
- 3.5 In order to achieve this option it is likely that the council will need to compulsory purchase the land required to implement the scheme.

Advantages of Option 2

- The cost implications for the public sector would be less than option 3.
- The reclamation scheme would be more limited than Option 3, therefore causing less disturbance within the community.
- The whole area would be returned to beneficial use - recreation and agriculture.
- No need for the Council to fund off-site infrastructure improvements.
- The profile of the landforms will be 'natural'.
- The contaminated land in the former pithead will be remediated to an appropriate degree.

Disadvantages of Option 2

- Current landowners would oppose any Compulsory Purchase Orders to purchase their land for this option as it does not optimise the value of their land.
- Misses an opportunity to develop a brownfield site, thus increasing pressure to develop the countryside in the general area.
- Misses an opportunity to provide new infrastructure and land for new community facilities proposed in Option 3.
- The lack of positive after-uses could result in the scheme being given a lower priority in the WDA list of reclamation schemes.
- Revenue implications for the Council of the maintenance and management of the informal park and playing pitches.

Option 3

- 3.6 This option would seek to maximise the development potential of the area by creating development plateaux to accommodate a mix of (see indicative plan 3):
- housing
 - a new primary school for Bedwas
 - office or other similar employment use
 - playing pitches
 - continuation of the Machen-Bedwas cycle route through the reclamation site.
- 3.7 In order to facilitate this option a new link road would be required between the site and the A468. This in turn would probably necessitate the release of further land for development to make the cost of the road scheme viable. This was the package proposed in the approved Rhymney Valley District Plan in 1996 and included a small housing site north of the road from Trethomas to upper Craig-y-Rhacca and a supermarket development to the south of the road.
- 3.8 The supermarket site would most likely be a 'discount' foodstore and as such would provide a major boost to the residents of Trethomas and the Craig-y-Rhacca council housing estate. This estate is one of the poorest in the County Borough, with over 70% of children in the local primary school in receipt of free school meals (compared to 25% in the County Borough as a whole). A large discount foodstore within walking distance of the estate would therefore be of considerable benefit to local people who would save much needed cash resources on both food costs and travel costs. This has major advantages of being 'sustainable' in environmental and social terms.
- 3.9 The link road would have the added benefit of allowing an alternative access to Craig y Rhacca and Trethomas, thus reducing the traffic flows on Standard Street and Navigation Street. It would also make the isolated Craig y Rhacca council housing estate more accessible both by car and potentially bus.

- 3.10 The reclamation scheme would also necessitate upgrading the existing foul sewer and treating the contaminated part of the site.
- 3.11 The position of the new school would need to be on the most westerly part of the colliery site, close to the centre of Bedwas. This location is also furthest away from the perceived problems associated with the contamination 'hot-spots' and hill side tips.
- 3.12 The hillside tips would be regraded, treated and returned to agricultural use, as in Option 2.
- 3.13 In order to achieve this option the council together with the WDA would need to Compulsory purchase the Colliery Surface and other adjacent land to implement the scheme, although the housing and retail sites associated with the road corridor are already in Council ownership.

Advantages of Option 3

- Provide land for new facilities in the locality - a new primary school, playing pitches and foodstore.
- In line with the UDP strategy of consolidating development in the Caerphilly basin within settlement limits.
- Re-use of vacant urban land would achieve sustainable development goals.
- Secure the construction of a new link road which would benefit not only the new development but also Trethomas and Graig y Rhacca.
- A traffic management scheme to control traffic flows could be implemented on the completion of the link road.
- New pedestrian and cycle links between the new development/facilities and Bedwas/Trethomas.
- The contaminated land in the former pithead site will be remediated to an appropriate degree.
- Reclamation for a beneficial use enhances the chances of prioritisation and early implementation of the reclamation scheme.
- This scheme could possibly attract Objective 1 and other regeneration grant funds.

Disadvantages of Option 3

- Need to compulsory purchase land to secure implementation.
- Reclamation scheme will cause longer disturbance.
- Higher land reclamation costs.
- New primary school will require funding.

- Cost of providing a new link road - developer might require Urban Investment Grant from WDA.
- Retail site is partly on a Site of Interest for Nature Conservation.
- As with Option 2, revenue implications for the Council of the maintenance and management of the playing pitches.

3.14 In the event that the Council agrees to the principle of this option there would be a need for further studies before a final decision is made to pursue it, including the economic viability of this option. There would be a need to assess the potential monetary value of the development to establish whether the increase in the scheme cost compared to option 2 can be justified. However the potential benefits to the local community of new facilities and infrastructure provision should be part of this assessment.

4. CONCLUSION

4.1 There is a need to agree in principle the Council's aspirations for the site in order that funding can be sought for the relevant studies to be undertaken to investigate the implications of its implementation. Following these studies, the Council can promote the favoured scheme with the relevant agencies in order to secure funding and a timetable for implementation. The council will then be able to initiate negotiations to purchase the site by private treaty, or once planning permission has been granted to serve compulsory purchase orders to buy the land if necessary. These steps can not be undertaken without a formal commitment from the Council to support one of these options.

4.2 **It is recommended that the Council should support Option 3 in principle.** The implementation of a scheme founded on this option would have potential environmental, infrastructure and community facility benefits. However there is a need for more investigations into the legal, geo-technical, economic and engineering implications of the site.

4.3 Whichever option is chosen, it is too late in the UDP process to introduce major changes and it would be more appropriate at this stage, therefore, to include them in the more flexible format of the emerging Community Plan for the area. Consideration could be given to introducing changes to the First Review of the Unitary Development Plan to allocate areas for such flexible, mixed use schemes.

5. RECOMMENDED TO CABINET THAT:

- Option 3 be agreed as the Council's favoured after-use proposal for the site, as indicated on indicative map 3.
- Funding be sought for further studies to be carried out to investigate the environmental, traffic, engineering, legal and economic viability of implementing Option 3.
- The preferred option be considered for inclusion in the Caerphilly Basin Community Plan.

- (iv) A Development Brief for the area be prepared based on Option 3.

Authors: Roger Tanner/Robin Williams
Consultees: David Williams/Dave Whetter/Justin Cooper - Engineering Division
Stuart Bates - Property Division
Alan Brown/Ian Timms - Environmental Health
Ian Medicott - Legal Division
Steve Lawrence - Education Division
Andrew Kerr - Leisure Division
Chris Burns - Economic Development Division

Cllr M. Parker - Cabinet Member (Transportation, Planning & Economic Dev)
Cllr E.M Aldworth - Local Member
Cllr J.R. Davies - Local Member
Cllr R.T. Davies - Local Member
Cllr A. Donaldson - Local Member

Steve Roscoe - WDA

APPENDIX 7

Schedules of the Site Assessments carried out by the Council prior to Strategy and Deposit stages.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D04 **Site Description:** Bedwas Colliery

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

Planning Preferred Use: Mixed Use

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Majority of site is suitable as it is limited in conservation and landscape value. Woodland and scrub along northern boundary should be retained

Highways Conclusions

(DRAFT) Site is not suitable to be developed for mixed use as existing infrastructure would not be able to cope with additional demand. However, a new road providing access between the main road and the east of the site would be required.

Environmental Health

Further information required - contaminated land investigation.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Subject to reclamation, the site offers a large brownfield opportunity and has little ecological value

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

Opportunities	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit	<input checked="" type="checkbox"/>	Resource	<input checked="" type="checkbox"/>
North				Brownfield		Efficient	
Provide	<input checked="" type="checkbox"/>	Provide Community	<input checked="" type="checkbox"/>	Limit Countryside	<input checked="" type="checkbox"/>	Settlement	<input checked="" type="checkbox"/>
Infrastructure		Facilities		Impact		Function	

HG1.63 - Bedwas Colliery				Assessing Officers: VT			
Assessment Test		Predicted Effect				Comments	
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
				S/T	M/T	L/T	
1	Will it reduce the need to travel?			●	●	●	• Very few sites could actually reduce the need to travel but the site is close to amenities and also the mix of uses is likely to help
2	Will it encourage walking as the mode of travel to local amenities due to the proximity of development to existing services/facilities?			●	●	●	• The site could potentially encourage walking as the mode of travel as it is close to amenities
9	Will it remove derelict land? (brownfield)	High Major Local Permanent		+	+	+	• The site will remove some derelict land but a large part of the site is Greenfield. The site should be supported by a brief to support open space
14	Does it help reduce disparities between Southern and Northern Wards?			●	●	●	• The site doesn't help to reduce disparities between the north and south
18	Will it support the role and function of the settlement within which it is located?	medium Major Local Permanent		+	+	+	• The site supports the role and function of the settlement
34	Is it likely to improve air quality within a designated air quality management area?			●	●	●	• The site will generate some traffic although there are alternative routes. The routes into Caerphilly may pass through the air quality management area
41	Is it likely to adversely affect an area of landscape importance?	High Major Local Permanent		×	×	×	• The site is adjacent to a special landscape area. There will be some improvement to the SLA by virtue of restoring former tip.
42	Is it likely to adversely affect a building, structure or area of heritage importance?			●	●	●	• The site was a late colliery and a possible area of early settlement although there is no certainty as to its archaeological merit
49	Is it located outside of an area at risk of flooding	High Major Local Permanent		+	+	+	• The site is not located in an area of flood risk
51	Does it reduce the risk of flooding to people and property			●	●	●	• Not relevant as the site is not located in an area of flood risk
53	Will it impact locally on recognised site of geological importance?	High Major Local Permanent		+	+	+	• No impact
54	Will it potentially reduce the amount of derelict, contaminated degraded or underused land?	High Major Local Permanent		+++	+++	+++	• The site will reduce the amount of derelict, contaminated, degraded and underused land
59	Does it protect areas of importance for biodiversity?	High Major Local Permanent		×	×	×	• The access road into the site is through a SINC
61	Does it protect woodlands, hedgerows, trees and watercourses?	High Major Local Permanent		×	×	×	• Development brief required as there is woodland on eastern side of site, a site development brief is required to protect and improve as far as possible to reduce the impact of the development
63	Does it guard against habitat fragmentation?	High Major Local Permanent		×	×	×	• The access road into the site will result in fragmentation but a site development brief should be used to reduce the impact
65	Will it promote reduced journey			●	●	●	• The site is located close to facilities. A design brief could improve the interconnectivity of the site with facilities nearby

	length by private vehicles?						
68	Does it promote the use of alternative travel other than the car?	medium Major Local Permanent		+	+	+	<ul style="list-style-type: none"> The site is within close proximity to a cycleway and bus stop
69	Will it deliver services and facilities in locations accessible by modes other than the car?	High Major Local Permanent		+	+	+	<ul style="list-style-type: none"> The site is mixed use and linked by a cycleway therefore it should deliver this objective
Comment Contamination must be carried off site to allow development – this is site specific. Some site specifics are not coming through strongly enough							
Issues/Factors For Detailed Design or SPG Agricultural land Geological information The site is adjacent to a special landscape area. There will be some improvement to the SLA by virtue of restoring former tip, however the access road into the site is through a SINC. There is woodland on eastern side of site that should be protected and improved as far as possible – A site development brief is required to address all of the above							

7 phases
7 mental
4 logs

APPENDIX 8

Schedules illustrating comparison with 'competing' land reclamation schemes in South-East Wales.

Project code	Scheme Name	estimate gross cost	spend to March 09	annual spend 2008-2009	Grant funding still required
BGCC					
x0002692	corus ebbw vale	31000000	25865000	8579000	
x00511	llanhillleth baths	525000	26000	13000	
x01424	bryn bach lake	1200000	163000	0	
		32725000	26054000		6671000
BRIDGEND					
x0001612	maesteg washery	11000000	9867000	112000	
x01131	ogmore washery	1000000	141000	0	
		12000000	10008000		1992000
CCBC					
	aberbargoed tip	600000	284000	0	
	bedwas colliery	18000000	960000	16000	
	fochriw tips	2000000	0	0	
		20600000	1244000		19356000
Merthyr Tydfil					
x00053	pontycafnau	4250000	2384000	0	
x0001663	trevethicks tunnel	135000	10000	0	
		4385000	2394000		1991000
Monmouth					
x00959	severn T junction	900000	842000	18000	58000
RCT					
x1016	aberaaman/cwmneol	2900000	2190000	46000	
x30036	aberaaman/phurnacite	20000000	14100000	11000	
x01393	albion tips	6000000	1380000	79000	
x01398	cwm colliery tips	4000000	176000	4000	
x01424	cefn pennar	2175000	343000	8000	
x01007	coed ely colliery	16150000	15848000	170000	
x0002711	cefn yr hendy	90000	5000	5000	
x00291	craig y duffryn	1850000	1585000	25000	
x01170	gelli tips	1400000	165000	0	
x00862	hetty colliery	350000	277000	11000	
x01171	lewis merthyr tips	1000000	19000	18000	
x01285	maerdy colliery & tips	5200000	131000	86000	
x01430	tylorstown /llanwanno	2200000	383000	0	
		63315000	36602000		26713000
Torfaen					
x40005	the british	4000000	80000	0	
x0001682	blaenavon ind landscape	200000	75000	20	
x01111	glyn pits	100000	0	0	
x0002698	blaenserchan colliery	450000	62000	0	
		4750000	217000	9201020	4533000
					61314000
			estimate spend 09/10	3500000	57814000
					say 58,000,000
			budget 2010/11	2100000	
28 schemes	1 scheme	3.50%			
	% of identified need that	31%			
	Bedwas scheme requires				